

Board of Supervisors:
Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Andrew Erie, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

PLANNING COMMISSION
Regular Meeting Minutes
May 27, 2015
6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Thomas Schiebel at 6:30 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

Present, in addition to Chairman Schiebel, were members Neil Ashbaugh, Brad Cavaliero, Kasey McCollough and Cheryl Schaefer; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the May 27, 2015 meeting. Schaefer seconded. Motion carried.

PUBLIC TO BE HEARD:

1. Mr. George Aubrey: Mr. Aubrey requested clarification of setbacks in the R-2, Multi-Family Residential District. He discussed that the Township considered Planned Residential Development to permit more density. Prospective buyers desire properties with less maintenance.

MINUTES:

Cavaliero motioned approving the minutes of the Regular Meeting held on Wednesday, April 22, 2015. McCollough seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Douthett Minor Subdivision No. 2015-05-10, Final, Expires 8/24/2015: Ms. Cheryl Hughes presented. Ms Douthett proposes subdividing .70 acres (m/l) from Center Township Map (060-2F104-8D) creating a new lot with an existing single family dwelling and garage. Butler County Planning Commission had no comments per letter date May 12, 2015. Township Engineer Olsen had the following comments (*Ms. Hughes' comments are italicized*):

- a. The purpose of the plan is stated to be the creation of a separate lot around the existing home.
- b. Zoning Ordinance Section 20-406.C. Accessory Structures was amended in 2013 to allow an accessory structure on a lot in absence of a principal structure provided that its use is consistent with the Zoning District, its size is a maximum of 600 square feet, its maximum height is 15 feet, and the structure is totally enclosed. The accessory structure to be within Remnant Lot 2 does not meet these provisions. The Applicant could request a variance from the Zoning Hearing Board, issuance of which would necessarily be based on a proven hardship. Other possible solutions include: (a) the lot be deleted, (b) the accessory structure could be razed, or (c) a principal permitted use could be constructed on Remnant Lot 2 within a specified time limit. The Applicant may wish to discuss these alternatives with the Planning Commission.
- c. Lot areas must be computed excluding public rights-of-way (Subdivision and Land Development Ordinance section 14-202.51)

Schiebel motioned tabling the Douthett Minor Subdivision No. 2015-05-10 requesting an opinion from Township Solicitor Gallagher concerning the existing accessory structure on Lot 2. Cavaliero seconded. Motion carried.

2. Starcher Minor Subdivision no. 2015-05-11, Final, Expires 08/24/2015: Mr. Jonathan Garczewski presented. Mr. and Mrs. David Starcher proposes subdividing 2.23 acres (m/l) from Butler Township Map 056-5-D19 conveying to Butler Township Map 056-5-4. Subdivision is entirely in Butler Township but property extends into Center Township. Butler County Planning Commission had no comments per letter dated May 12, 2015. Township Engineer Olsen had the following comments:
 - a. David and Heather Starcher are subdividing their 139.39 acre property to create a 2.23 acre parcel, which is to be conveyed by deed and become a part of lands of Foothold LP. It appears from the submission that part of parking lots of Foothold LP are currently built on the Starcher property.
 - b. The parcel to be conveyed is within Butler Township but about 1A of the Starcher remnant will remain in Center Township but continue to be assessed in Butler Township (where the Starcher house is located). It does not appear that the Starcher parcel has frontage on a public street, but has access to Mercer Road via what appears to be two private rights-of-way (Bradmor Lane and Shenck Lane).
 - c. In the future, if the Starcher property is further subdivided or developed, public road access to the Starcher remnant may become an important issue. We suggest that this issue be recommended to be addressed by Butler Township as part of Butler Township's review, perhaps by investigating the feasibility of the Starchers' being given the legal ability to convert one or both of the private lanes to public roads. We are uncertain if Foothold LP has any rights to these lanes that are transferable.
 - d. Since the Starcher home is within Butler Township, Center Township does not have jurisdictional concern for any sewage issues regarding existing on-lot sewage treatment for the Starcher home.

McCullough motioned recommending, based on Township Engineer Olsen's recommendation, to grant final approval of the Starcher Minor Subdivision No. 2015-05-11. Cavaliero seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

MISCELLANEOUS: None

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 7:52 p.m. Schiebel seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer